

IMPORTANT NOTICE TO APPLICANT:Make check for the total Processing Fee Payable to: MIAMI-DADE COUNTY.**FEES:**

Number of Sites : (3)

D.R.E.R _____ \$1,872.00

D.E.R.M. _____ \$210.00

PRINT \$2,082.00

FOR OFFICIAL USE ONLY:Agenda Date: 10-10-14Waiver No. D- 23545-1-NEWReceived Date: 9-30-14

Concurrency Review Fee (*6.00% of Sub-Total) - \$124.92

APPLICATION FOR WAIVER OF PLATMunicipality: HOMESTEAD Sec.: 8 Twp.: 57 S. Rge.: 39 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.1. Owner's Name: Equality Development, Inc.Phone: 305-807-8292Address: 280 SW 87 CT.City: MiamiState: FLZip Code: 33174Owner's Email Address: abeleiva@bellsouth.net2. Surveyor's Name: Extreme Surveying of FloridaPhone: (813) 973-2092Address: 29340 Rhodin PlaceCity: Wesley ChapelState: FLZip Code: 33545Surveyor's Email Address: alex@extreme-surveying.com3. Legal Description of Cutout Tract: See Exhibit "A"4. Folio No(s): 10-7908-000-0510 / _____ / _____5. Legal Description of Parent Tract: See Exhibit "A"6. Street boundaries: NE 15th Ave. Between NE 9th Ct. and Campbell Dr.7. Present Zoning: Commercial

Zoning Hearing No.: _____

8. Proposed use of Property:

Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(_____ Square .Ft.),

Business(_____ Sq. Ft.), Office(_____ Sq. Ft.), Restaurant(_____ Sq. Ft. & No. Seats _____), Other (_____ Sq. Ft. & No. of Units _____)

NOTE: Attach list of all restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Waiver of Plat.

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/restrictive covenants and declarations in favor of Miami-Dade County. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or opinion of title to determine accurate ownership information.

Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.R.E.R. prior to the approval of the waiver of plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

SS:

Signature of Owner: Abraham Leiva(Print name & Title here): Abraham Leiva PresidentBEFORE ME, personally appeared Abraham Leiva this 30 day of September A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein/ Personally known ☒ or produce as identification and who did (not) take an oath.WITNESS my hand and seal in the County and State last aforesaid this 30 day of September, 2014 A.D.Signature of Notary Public: Miriam Cabrera(Print, Type name here): Miriam Cabrera3/16/2017

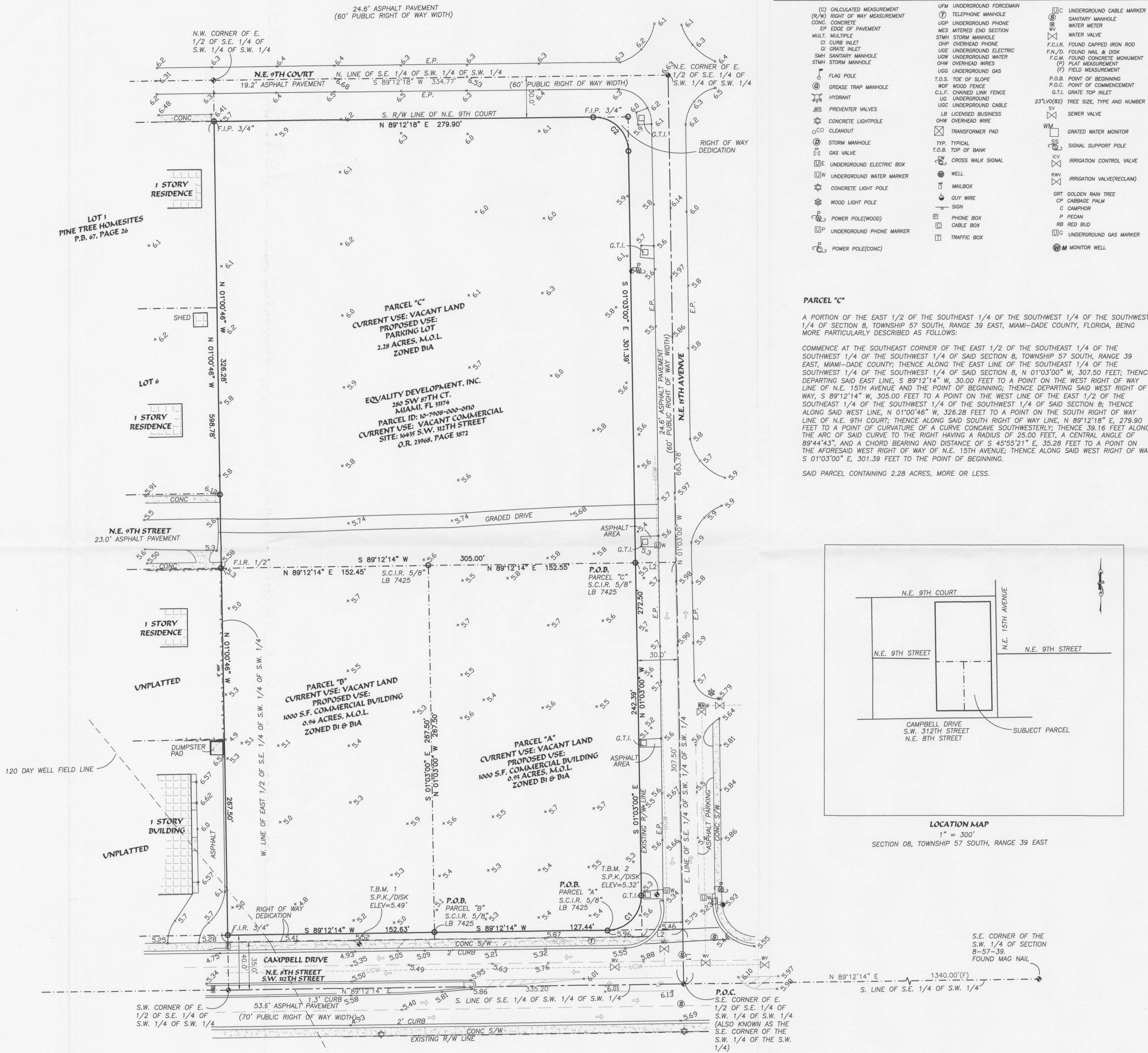
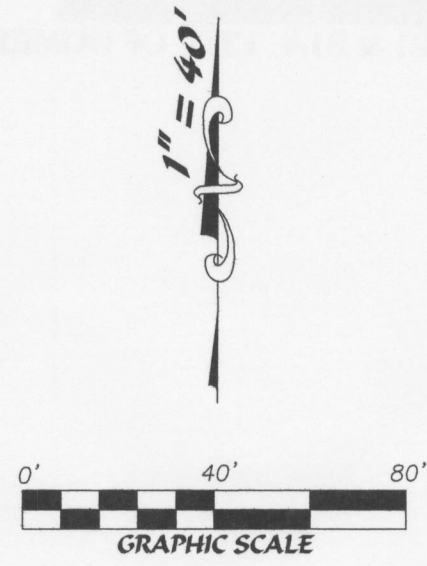
(Commission Expires)

EE 863116

(Commission Number)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

WAIVER OF PLAT
SECTION 08, TOWNSHIP 57 SOUTH, RANGE 39 EAST
MIAMI-DADE COUNTY, FLORIDA



CURVE		CURVE		CURVE	
RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	
C1 25.00'	39.38'	35.43'	S 44°04'37" W	90°15'13"	
C2 25.00'	39.16'	35.28'	S 45°55'21" E	89°44'43"	

DESCRIPTION: PARENT PARCEL
THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 57 SOUTH, RANGE 39 EAST, LESS THE NORTH 30 FEET, AND THE EAST 30 FEET AND THE SOUTH 35 FEET THEREOF, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PARCEL "A"
A PORTION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 8, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY; THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 8, N 01°03'00" W, 40.00 FEET; THENCE DEPARTING SAID EAST LINE, S 89°12'14" W, 55.11 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF CAMPBELL DRIVE (ALSO KNOWN AS N.E. 8TH STREET AND S.W. 312TH STREET) AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE, S 89°12'14" W, 127.44 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY, N 01°03'00" W, 267.50 FEET; THENCE N 89°12'14" E, 152.55 FEET TO A POINT ON THE WEST RIGHT OF WAY OF N.E. 15TH AVENUE; THENCE ALONG SAID WEST RIGHT OF WAY, S 01°03'00" E, 242.39 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE 39.38 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°15'13", AND A CHORD BEARING AND DISTANCE OF S 44°04'37" W, 35.43 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.93 ACRES, MORE OR LESS.

PARCEL "B"
A PORTION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 8, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY; THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 8, N 01°03'00" W, 40.00 FEET; THENCE DEPARTING SAID EAST LINE, S 89°12'14" W, 182.55 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF CAMPBELL DRIVE (ALSO KNOWN AS N.E. 8TH STREET AND S.W. 312TH STREET) AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE, S 89°12'14" W, 152.63 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 8, THENCE DEPARTING SAID NORTH RIGHT OF WAY, ALONG THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 8, N 01°03'00" E, 242.39 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE 39.38 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°15'13", AND A CHORD BEARING AND DISTANCE OF S 44°04'37" W, 35.43 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.94 ACRES, MORE OR LESS.

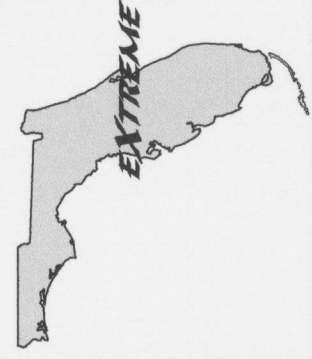
- SURVEYOR'S NOTES:**
- THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY OF THE ABOVE DESCRIBED TRACT OF LAND FOR A WAIVER OF PLAT SURVEY, MADE ON THE GROUND UNDER THE SUPERVISION OF A FLORIDA REGISTERED LAND SURVEYOR AND MAPPER, AND EXCEEDS THE MINIMUM TECHNICAL STANDARD FOR HORIZONTAL AND VERTICAL ACCURACY FOR THIS PROPERTY'S EXPECTED USE.
 - BEARINGS REFERENCED TO THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AS BEING N 01°03'00" W, PER GEODETIC BEARINGS, N.A.D. 1983 DATUM, 1990 ADJUSTMENT. STATE PLANE COORDINATES DEPICTED HEREON BASED ON N.A.D. 1983 DATUM, ZONE EAST.
 - THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF A BOUNDARY/TOPOGRAPHIC SURVEY, AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER SIMILAR ENTITY.
 - SURVEYOR RELIED ENTIRELY UPON THE TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. 13033360, DATED 03-22-13 AT 8:00 A.M. THERE MAY BE OTHER EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, RESTRICTIONS, OR OTHER SIMILAR MATTERS OF PUBLIC RECORD NOT DEPICTED ON THIS SURVEY. THE SURVEY SUBJECT TO THE FOLLOWING ITEMS IN SCHEDULE B-II OF REFERENCED COMMITMENT:
ITEMS 1-7: NOTHING APPLICABLE/PLOTTABLE AS TO MATTERS OF SURVEY.
ITEM 8: COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN O.R. BOOK 12275, PAGE 1585. (NO PLOTTABLE EASEMENTS. THIS DOCUMENT SHOWS A PROPOSED SITE PLAN OF PROPOSED IMPROVEMENTS DATED IN 1984.)
ITEM 9: ORDINANCE NUMBER 84-07-52 FILED BY THE CITY OF HOMESTEAD RECORDED IN O.R. BOOK 12275, PAGE 1582. (NO PLOTTABLE EASEMENTS, THIS DOCUMENT CHANGES ZONING AND BUFFER REQUIREMENT)
5) NO UNDERGROUND UTILITIES, UNDERGROUND ENCROACHMENTS, BUILDING FOUNDATIONS WERE OBSERVED AS A PART OF THIS SURVEY, UNLESS OTHERWISE SHOWN. SHRUBS WERE NOT LOCATED, UNLESS OTHERWISE SHOWN.
6) THIS SURVEY NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
7) THE PARCEL SHOWN HEREON APPEARS TO FALL WITHIN FLOOD ZONE "X & AH", AS SHOWN ON THE FLOOD INSURANCE RATE MAP 2086C, COMMUNITY PANEL NUMBER 0727 L, MAP REVISED 9/11/09. BASE FLOOD ELEVATION OF 5.0' (N.G.V.D. 1929). THE FLOOD CRITERIA ELEVATION PER PLAT BOOK 120, PAGE 13, MIAMI-DADE COUNTY IS 6.0' (N.G.V.D. 1929).
8) ELEVATIONS DEPICTED HEREON BASED UPON F.D.O.T. CONTROL, (N.A.V.D. 1988). CONVERSION TO N.G.V.D. 1929 IS (N.A.V.D. 1988) + 1.50' = (N.G.V.D. 1929). SITE BENCHMARKS ARE AS DEPICTED HEREON.
9) THERE IS NO EVIDENCE SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL THAT WAS OBSERVED AT TIME OF SURVEY. NO CURRENT OR CONTEMPLATED RIGHT OF WAY OR ROADWAY CHANGES WERE MADE AWARE TO THIS SURVEYOR. NO EVIDENCE OF RECENT STREET OR SIDEWALK REPAIR WAS OBSERVED. NO WETLANDS WERE ESTABLISHED OR APPARENT ON SITE. ENCROACHMENTS, IF ANY OBSERVED, ARE DEPICTED HEREON.
10) THE CURRENT ZONING OF THE PARCEL IS COMMERCIAL (B1 & B1A).
11) OWNERSHIP OF FENCES NOT DETERMINED AS A PART OF THIS SURVEY.
 - DEVELOPMENT INFORMATION:
PARCEL "A":
CONTAINING 0.93 ACRES, MORE OR LESS
CURRENT USE: VACANT LAND
PROPOSED USE: 1000 SQUARE FOOT COMMERCIAL BUILDING
PARCEL "B":
CONTAINING 0.93 ACRES, MORE OR LESS
CURRENT USE: VACANT LAND
PROPOSED USE: 1000 SQUARE FOOT COMMERCIAL BUILDING
PARCEL "C":
CONTAINING 2.28 ACRES, MORE OR LESS
CURRENT USE: VACANT LAND
PROPOSED USE: PARKING LOT
TOTAL IMPERVIOUS AREA TO BE LESS THAN TWO (2) ACRES.

CERTIFICATION:
I CERTIFY THAT THE ATTACHED WAIVER OF PLAT, AND THE LEGAL DESCRIPTIONS ASSOCIATED THEREWITH, COMPLY WITH ALL APPLICABLE REQUIREMENTS OF CHAPTER 228, SUBDIVISION CODE OF MIAMI-DADE COUNTY, FLORIDA.

Alex B. Thompson Jr., P.L.S.
State of Florida No. 5318
Registered Land Surveyor and Mapper

Date Signed: 12-24-14
Last Date of Field Survey: 9-22-14

EXTREME SURVEYING OF FLORIDA, INC.
L.B. No. 745



REVISED DEV. INFO	REVISIONS	DATE	BY
12-19-14	ABT		
12-16-14	ABT		
12-12-14	ABT		
10-16-13	ABT		

WAIVER OF PLAT SURVEY
EQUALITY DEVELOPMENT, INC.
HOMESTEAD, FLORIDA

DESIGNED BY: N/A
DRAWN BY: AT
CHECKED BY: ABT
SCALE: DATE: 1"= 40' 7-15-13
PARTY CHIEF: ABT
FIELD BOOK: 53
PAGE: --
CAD FILE: 1305-100-53
JOB NUMBER: 1305-100-53
SHEET 1 of 1